

General Plan Update and Climate Action Plan

City Council and Planning Commission

Joint Public Hearing

July 18, 2015



Meeting Overview

- Staff report
- Public comment
- No decision on the project today

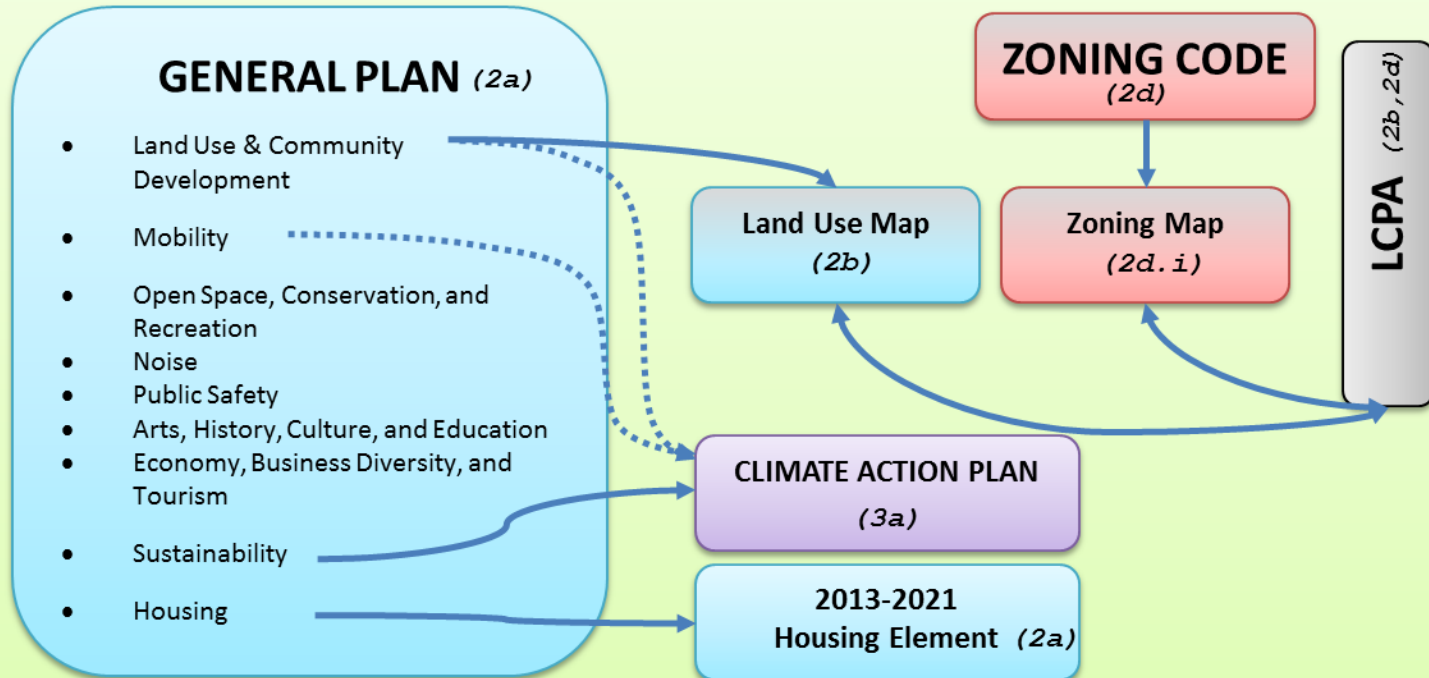
Introduction

- Staff team
- Consultants

Project Components

EIR (1a, 1b, 1c) *

- Impact analysis
- Findings of Fact & Statement of Overriding Consideration
- Comments & Responses
- Mitigation Monitoring & Reporting Program



GROWTH MANAGEMENT

- CFIP – Circulation performance standard (2c)
- Policy 43 Excess Dwelling Units Allocation (4)

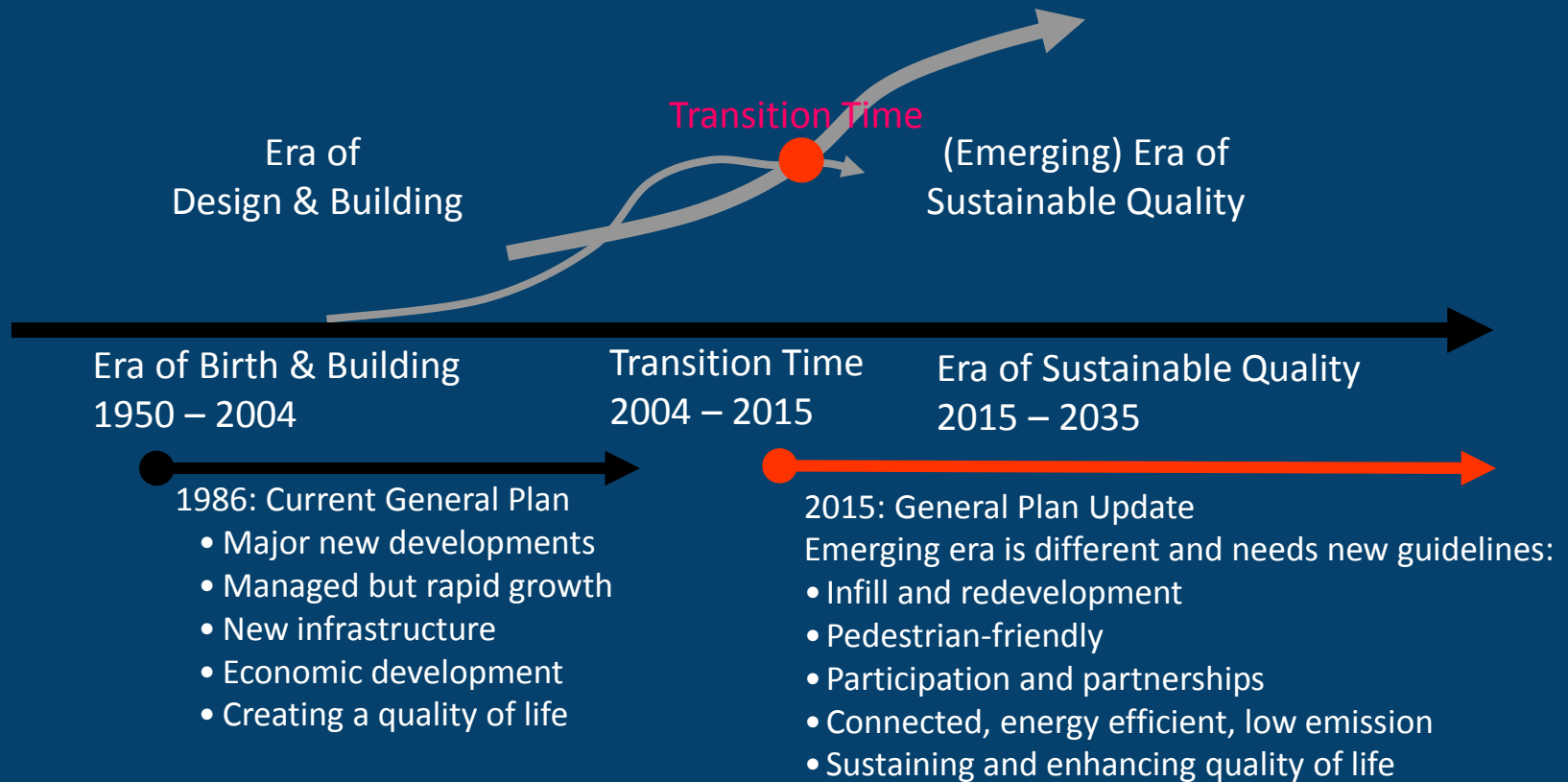
(*) Reference staff report attachment

Presentation Overview

- Background
- General Plan overview
 - Land Use designation changes
 - Housing Element
 - Mobility Element
- Climate Action Plan
- Environmental Impact Report

Why Update the General Plan

The General Plan will guide the city into a new era



Preparing for the New Era

Envision Carlsbad

- 2008 – 2012: extensive community outreach resulted in community vision and preferred land use plan
 - EC3
 - Workshops, surveys, stakeholder interviews

Carlsbad Community Vision

Core Values

Small town feel, beach community character, and connectedness	Open space and the natural environment
Access to recreation and active, healthy lifestyles	Local economy, business diversity, and tourism
Walking, biking, public transportation, and connectivity	Sustainability
History, the arts and cultural resources	High quality education, and community services
Neighborhood revitalization, community design, and livability	

Translating the Vision into Land Use

- Three land use concepts
 - Active waterfront
 - Core focus
 - Centers
- Preferred land use plan

Public Review

- Draft General Plan available February 2014
- Draft Climate Action Plan available April 2014
- Draft EIR available April 2014
 - 60 day review period
 - Recirculated portions – March 2015

Draft General Plan



Draft General Plan

- Overview
- Focus on three key topics:
 - Land use designation changes
 - Housing Element update
 - Mobility Element

Draft General Plan Overview

- Required by state law
- Purpose
 - Vision for long-term development & enhancement
 - Goals & policies guide city toward achieving vision
- Planning horizon of draft General Plan = 2035

Draft General Plan Overview

- General Plan is structured to:
 - Achieve the community vision
 - Comply with applicable laws and requirements

Relationship to State Law

State law (Government Code Section 65302(a)) requires general plans to include a Land Use Element. In accordance with state law, the LUCD Element designates the general distribution, location and extent of land for housing, business, industry, open space (including agriculture, natural resources, recreation, and enjoyment of scenic beauty), education, public facilities, and other categories of public and private uses of land. It also includes standards of population density and building intensity for the various areas covered by the General Plan.

Community Design is not a required element under state law. Community design policies in this element address topics such as the form, character, and quality of development, to advance the community's desire to enhance Carlsbad's setting and quality of life.

Relationship to Community Vision

While the LUCD Element responds to almost all of the core values of the Carlsbad Community Vision, most closely it furthers:

Core Value 1: Small Town Feel, Beach Community Character and Connectedness. Enhance Carlsbad's defining attributes—its small-town feel and beach community character. Build on the city's culture of civic engagement, volunteerism and philanthropy.

Draft General Plan Strategies

- Active waterfront
- Accessible and walkable centers
- Reinforced employment core
- Continued commitment to open space

Draft General Plan Strategies

- Create livable streets
- Revitalize older neighborhoods
- Maintain consistency with Growth Management

Draft General Plan Elements

Land Use and Community Design (m/o)

Mobility (m)

Open Space, Conservation and Recreation (m/o)

Noise (m)

Public Safety (m)

Arts, History, Culture, and Education (o)

Economy, Business Diversity and Tourism (o)

Sustainability (o)

Housing (m)

Draft General Plan Elements

- Staff report attachments regarding General Plan elements:
 - Attachment 5: summary of elements
 - Attachment 6: housing element summary
 - Attachment 7: comparison of goals and policies

Land Use and Zone Designation Changes

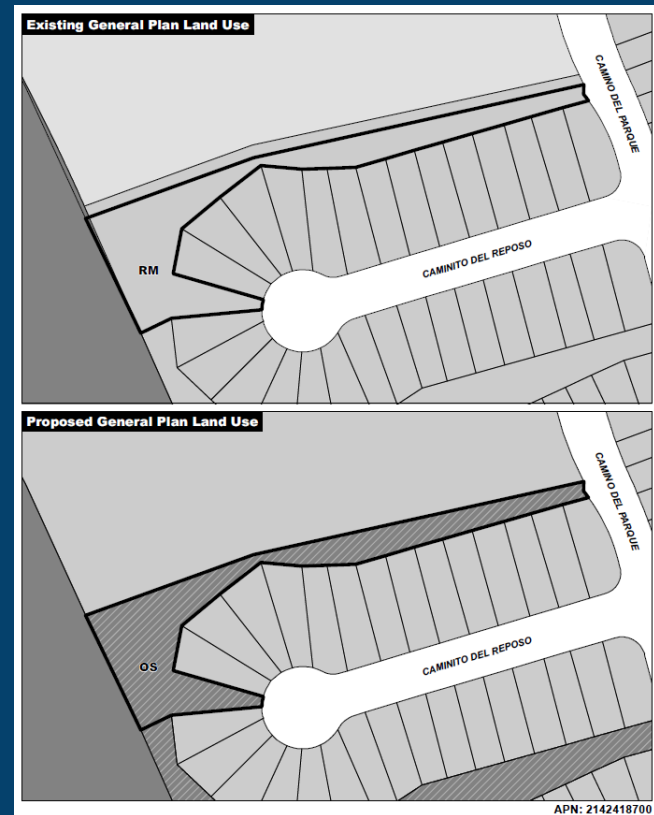
Land Use/Zone Designation Changes

- Category 1
 - Preferred Plan
 - Land use changes to align with core values
 - Satisfy city's housing obligations per state law
- Category 2
 - Mapping clean-up
 - Ensure consistency
 - Align with existing uses

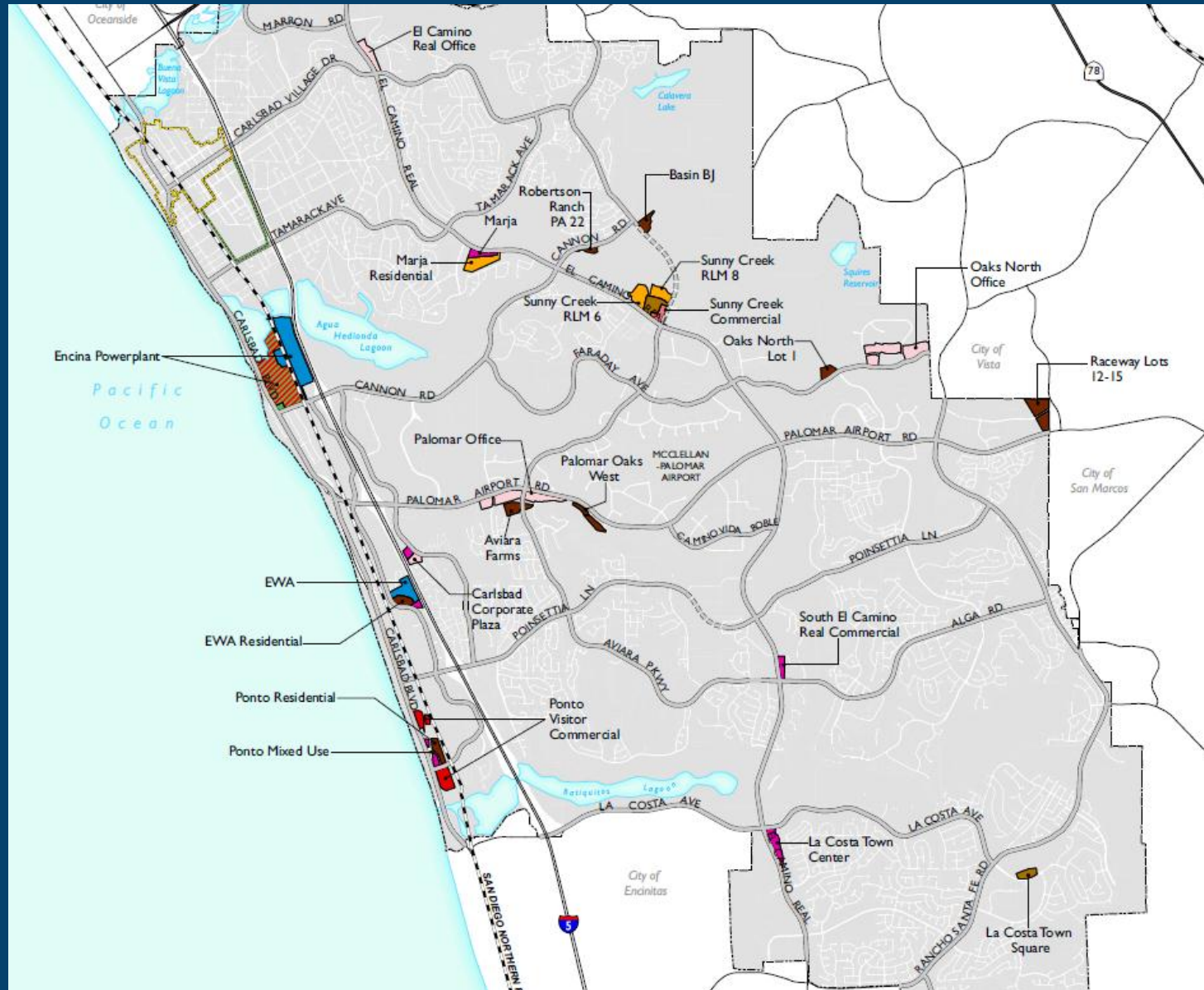
Category 2

Land Use Designation Changes

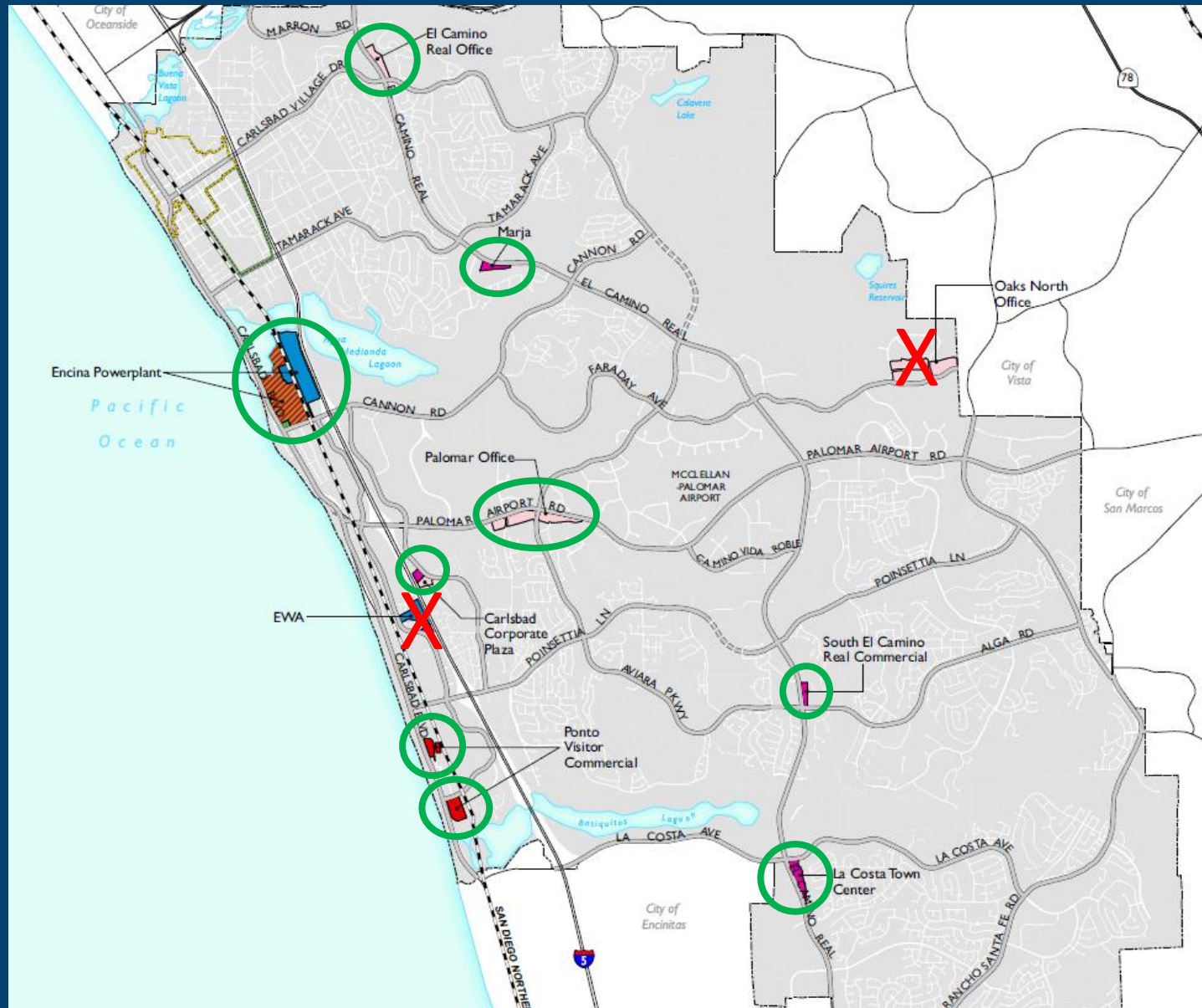
- Map books show all recommended map changes
- April 2014 – all affected property owners were notified



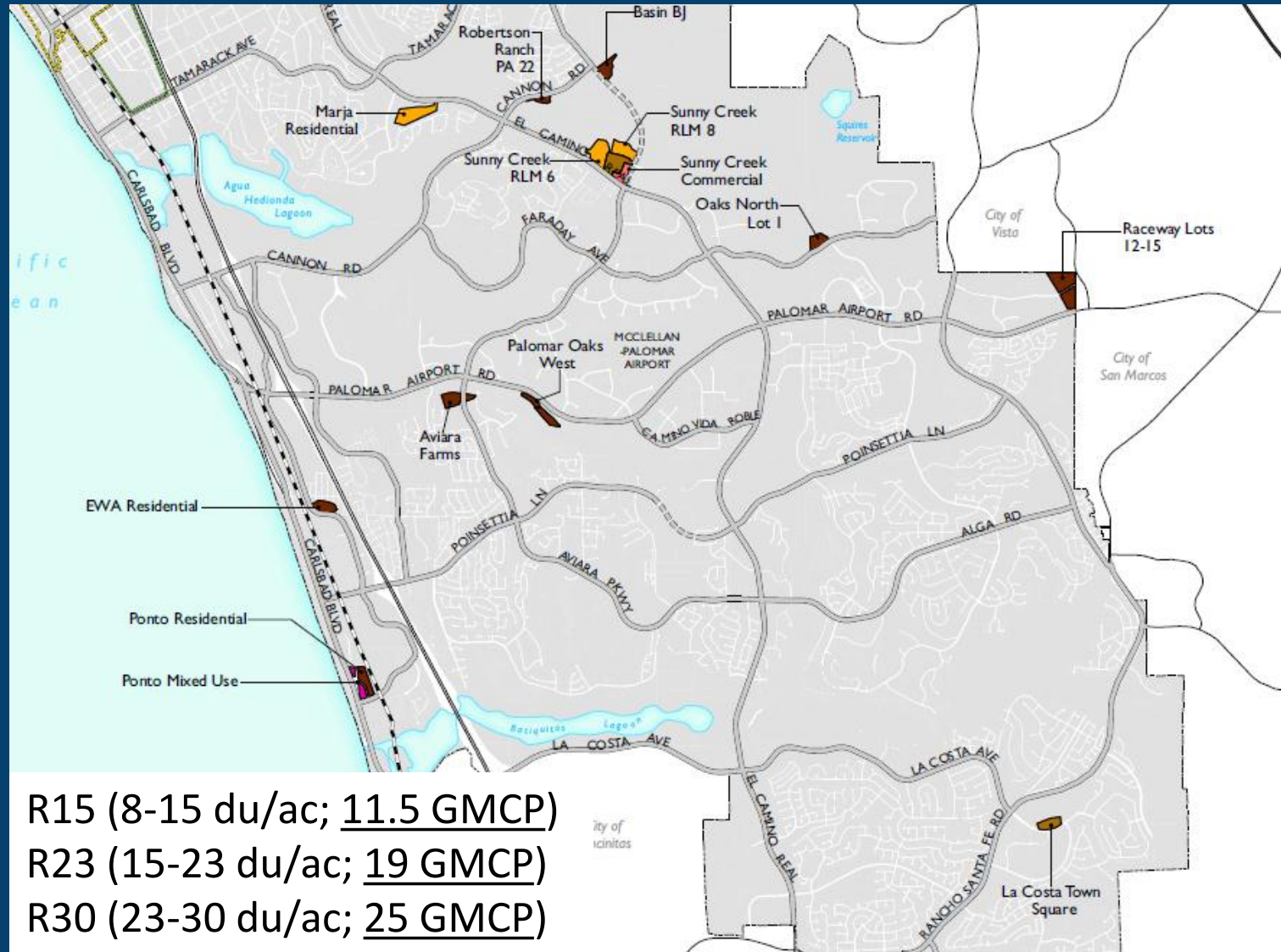
Category 1 – Preferred Land Use Plan



Category 1 – Non-Residential



Category 1 - Residential



Category 1 - Residential

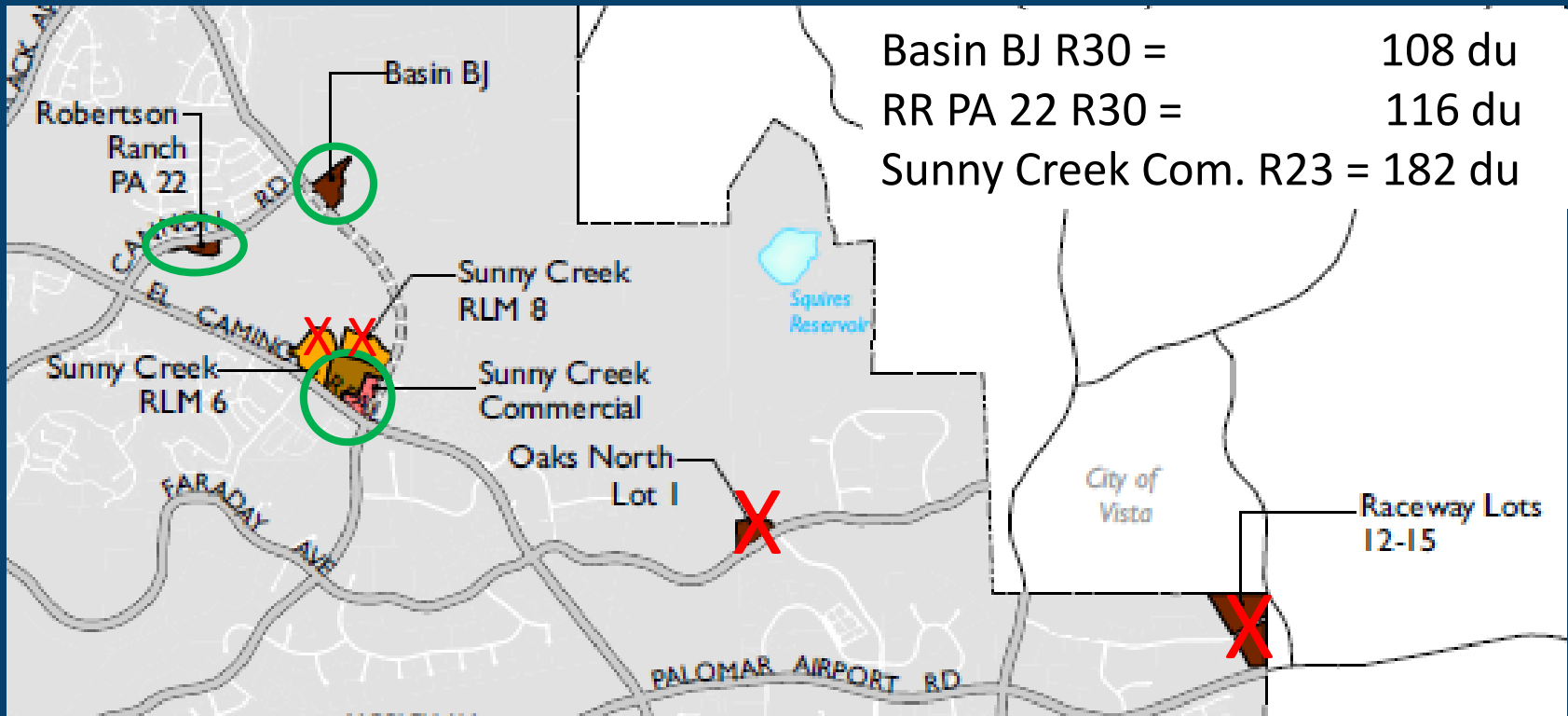
- Need to make choices
- Can't approve all changes evaluated
 - Sites evaluated in northeast quadrant exceed Growth Management dwelling limit by 794 units
 - Allocation from excess dwelling unit bank needed
 - Bank balance not sufficient

Category 1 - Residential

- Evaluation criteria
 - Density assists in achieving Housing Element goals
 - Close proximity to neighborhood services
 - Shopping, employment, parks, schools
 - No significant compatibility issues
 - Will not result in a loss of employment land

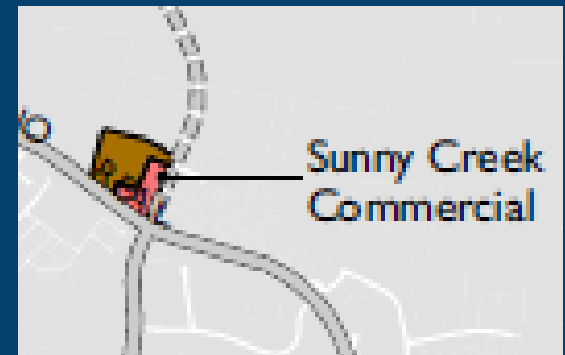
Category 1 – Residential Northeast Quadrant

- Three sites recommended

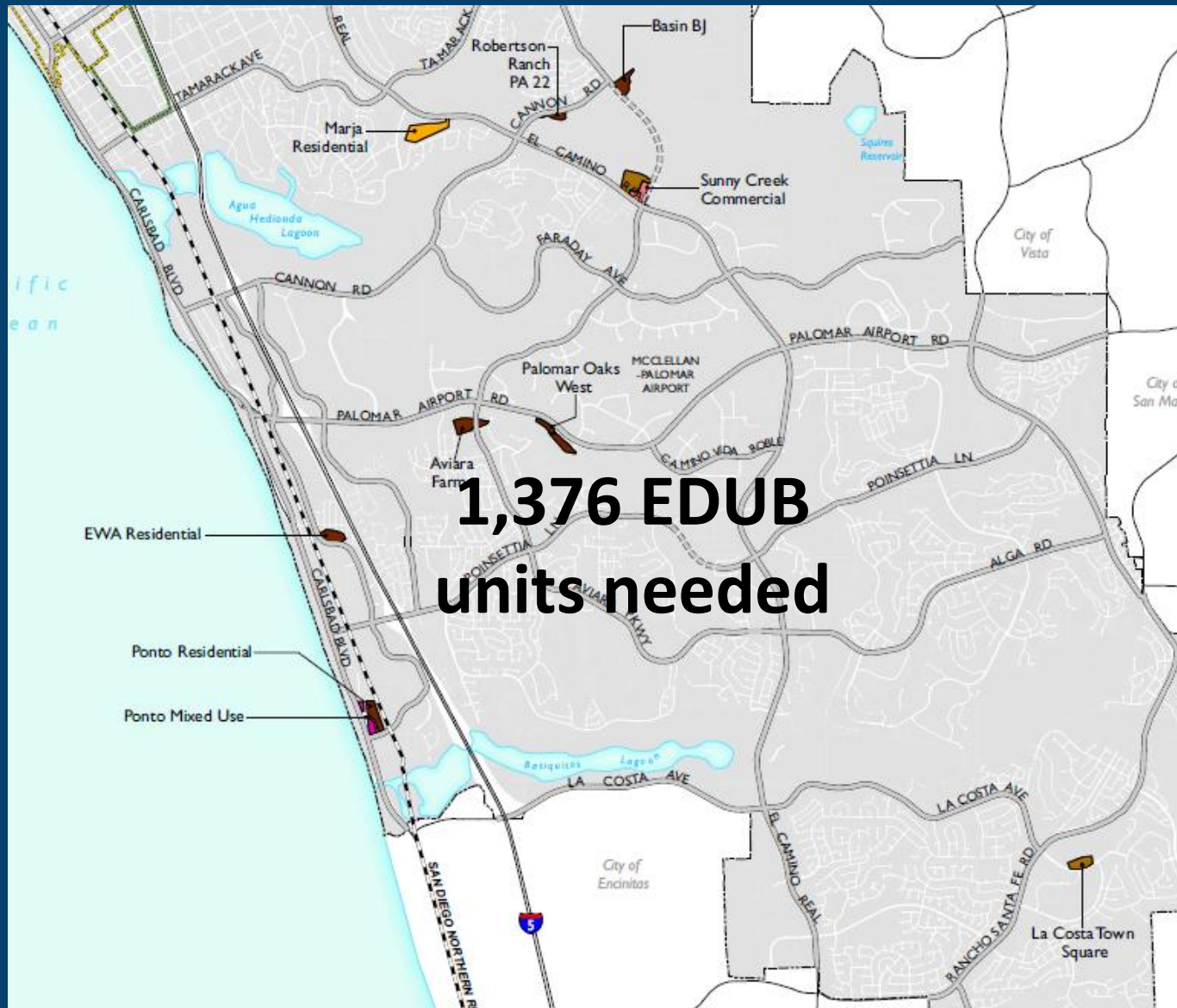


Category 1 – Residential Sunny Creek Commercial

- Existing 17.6 ac. Local shopping center
- Evaluated potential 250 du
 - 11.6 ac. multifamily/6 ac. local shopping center
- Staff recommends
 - 8 ac. min. local shopping center
 - 9.6 ac. multifamily (182 du)



Category 1 - Residential



Category 1 - Residential

- 1,376 EDUB units needed
- Current EDUB balance = 1,659 units
 - 768 reserved for Village
 - 891 available outside Village
- Category 2 generates 312 excess units

Category 1 - Staff Recommendation



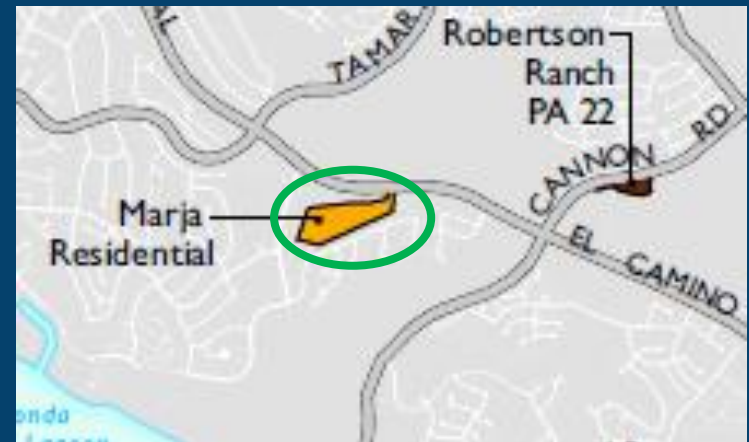
Category 1 - EDUB

Staff Recommended Category 1 Residential Land Use Changes

Current EDUB balance outside Village	891
Withdrawal from EDUB	858
Remaining EDUB balance	33

Category 1 - Marja

- Staff supports if:
 - Minimum 12 du/ac
 - Council authorizes use of Category 2 EDUB units



Marja R15 @ 12 du/ac = 136 du

Category 1 - EDUB

Staff Recommended

Category 1 Residential Land Use Changes + Marja

Current EDUB balance outside Village	891
Withdrawal from EDUB	959
Remaining EDUB balance	-68
Category 2 EDUB deposit	312
Remaining EDUB balance	244

EDUB Future Balance

- EDUB balance will increase
 - 191 units from Category 2 changes in Coastal Zone
 - Future projects built at densities below the growth management control point density
 - Up to 437 units from previously approved projects

City Council Policy 43

- Allocation from EDUB is an incentive
- Policy 43 requires affordable housing in exchange for the incentive
- Staff recommends 20% affordable housing requirement
- See staff report attachment 4

Zoning Ordinance and Local Coastal Program



Zoning and Local Coastal Program

- Zoning map and Local Coastal Program mapping revised for consistency
- Zoning Ordinance
 - Change minimum density for mixed use
 - Remove “RHNA base” density
 - Allow “professional care facilities” in office zone

Draft Housing Element



Draft Housing Element

- Reason for Housing Element
 - State law
 - Availability of housing for every Californian is a statewide priority
 - Must demonstrate the community's housing needs can be accommodated

Draft Housing Element

- Timeframe
 - Housing elements are updated per state-specified schedule
 - This update is for an 8-year period (2013-2021)
 - Mid-cycle update required (2017)

Draft Housing Element

- Purpose
 - Identify current and future housing needs
 - Identify barriers and opportunities
 - Establish programs to meet those needs

Draft Housing Element

- Regional housing needs
 - Determined by state and SANDAG
 - Each city must be able to accommodate a share of the regional housing needs

Carlsbad's Regional Housing Needs Assessment (RHNA) for 2013-2021

Income category	Very Low	Low	Moderate	Above Moderate	Total
Carlsbad's regional share	912	693	1,062	2,332	4,999

Draft Housing Element

- Housing sites inventory
 - Element must show sites to accommodate RHNA
 - Vacant & underutilized
 - Based on allowed density
 - Moderate income = min. 12 du/ac (R-23)
 - Lower income = min. 20 du/ac (R-30)

Draft Housing Element

- Recommended land use map accommodates RHNA

Site Type	Very Low	Low	Moderate	Above Moderate	Total
Approved development projects	46	123	167	935	1,271
Vacant land	220	691	729	1,622	3,262
Underutilized land	1,102	140	264	410	1,916
Total	1,368	954	1,160	2,967	6,449
RHNA	912	693	1,062	2,332	4,999
Requirement met?	Yes	Yes	Yes	Yes	Yes

Draft Housing Element

- Housing Plan
 - On-going programs carried forward
 - Preserve and improve existing affordable housing
 - Maximize housing opportunities throughout city
 - Provide affordable housing assistance
 - Remove constraints
 - Promote fair housing

Draft Housing Element

- Next steps
 - Following City Council adoption, Housing Element to be submitted to state for certification

Draft Mobility Element

Draft Mobility Element

- Objective – create livable streets
 - Meet the mobility needs of all users of our streets
 - Pedestrians, bicyclists, transit users and vehicles
 - Provide more mobility options
 - Emphasis on moving people

Draft Mobility Element

- Existing Circulation Element
 - Established in 1994
 - Emphasis on building road network and auto capacity
 - Growth management ensured construction of roads concurrent with development

Draft Mobility Element

- Why change the focus now?
 - Road network is largely complete
 - As city nears buildout, focus of circulation issues shifts toward protecting/enhancing quality of life

Draft Mobility Element

- Why change the focus now?
 - Community Vision
 - Desire for better pedestrian and bicycle connections
 - Desire for more mobility options/balanced circulation system

Draft Mobility Element

- Why change the focus now?
 - State law – complete streets act (2008)
 - General plans must address all travel modes
 - Roadways should be accessible to all users

Draft Mobility Element

- Livable streets approach
 - Ensures streets serve all mobility needs
 - Provides a safe/attractive street environment that encourages use by pedestrians and bicyclists, in addition to cars

Draft Mobility Element

- Livable streets approach
 - Increases mobility options
 - Enhances access to recreation and active, healthy lifestyles (community vision core value)

Draft Mobility Element

- Key features:
 - Street typologies: emphasizes preferred travel modes
 - MMLOS: expands circulation performance standard to establish a standard for all travel modes

Draft Mobility Element

- Key features:
 - After completion of street system, allow some exceptions to level of service standard
 - Acquiring right-of-way is not feasible
 - Significant impacts to environment would occur
 - Significant impacts to other community values
 - Would require more than six travel lanes

Draft Mobility Element

- Key features:
 - Improve safety/comfort for pedestrians & bicyclists
 - Enhanced transit strategies

Draft Mobility Element

- Key features:
 - Emphasize ways to manage/reduce demand for auto use
 - Emphasize methods to maximize efficiency of road system

Mobility Element

- Key features:
 - Complete the street system
 - Poinsettia Lane
 - College Blvd
 - Cannon Road not to be extended eastward
 - Complete the bike, pedestrian & trail system

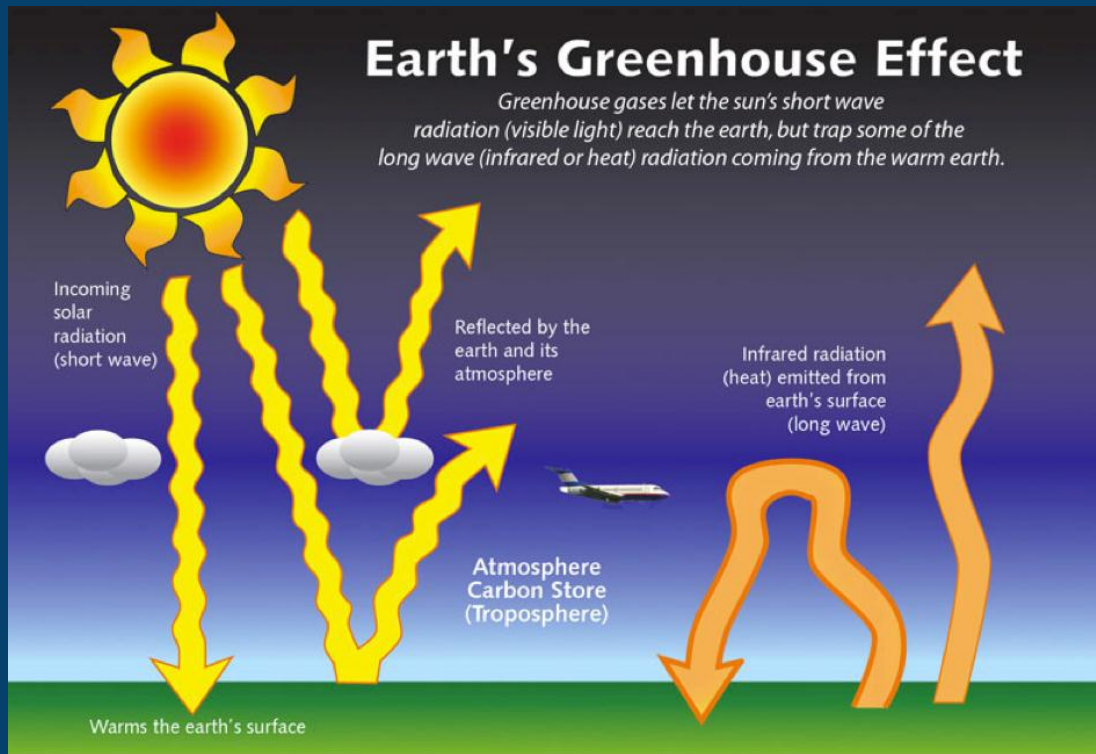
Draft Climate Action Plan



Draft Climate Action Plan

- Presentation objectives
 - Background info on climate change
 - Why a Climate Action Plan
 - Climate Action Plan overview

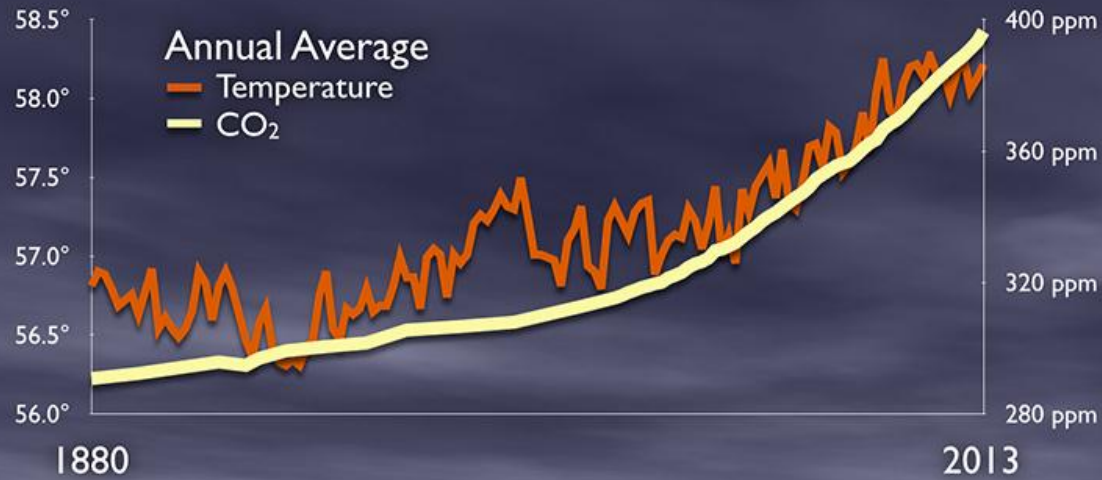
Draft Climate Action Plan



- Greenhouse gases (GHGs):
 - Water vapor
 - Carbon dioxide
 - Methane
 - Nitrous oxide
 - Ozone

Draft Climate Action Plan

Global Temperature and CO₂



Source: National Climate Assessment 2014

CLIMATE CO₂ CENTRAL

Draft Climate Action Plan

- Impacts
 - Physical
 - Ecological
 - Social

Draft Climate Action Plan

- State response
 - Governor's Executive Order S-3-05 (2005)
 - AB 32 (2006)
 - Attorney General / court cases (2006-2009)
 - CEQA revisions (2010)

Draft Climate Action Plan

- What does this mean for Carlsbad?
 - Aligns with community concerns for environment and high support for sustainability efforts
 - General Plan update – good & necessary time to address
 - Complements City Council's environmental guiding principles

Draft Climate Action Plan

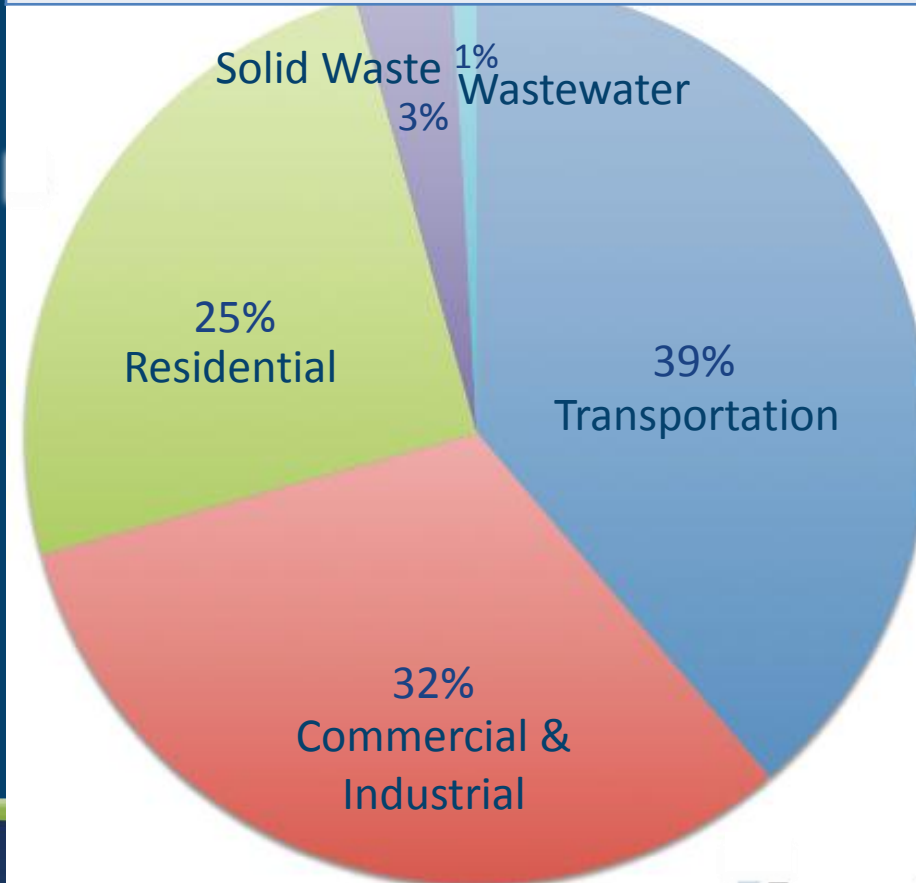
- Benefits
 - Complies with law and helps achieve state goals
 - Defines a path for City to do its share to reduce GHG
 - Provides a clear & consistent way for development projects to address GHG emissions

Draft Climate Action Plan

- What's in the plan?
 - Quantify existing emissions
 - Establish reductions targets
 - Forecast future emissions
 - Develop measures to meet targets
 - Implement, monitor, and adjust

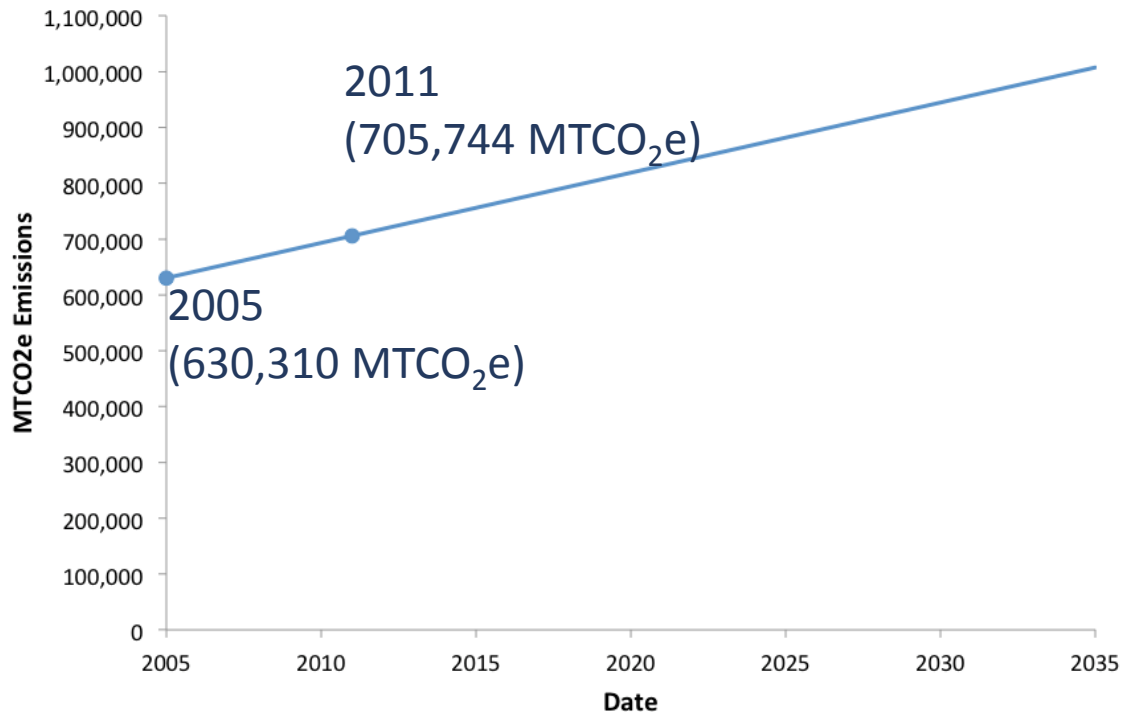
Draft Climate Action Plan

Existing GHG Emissions



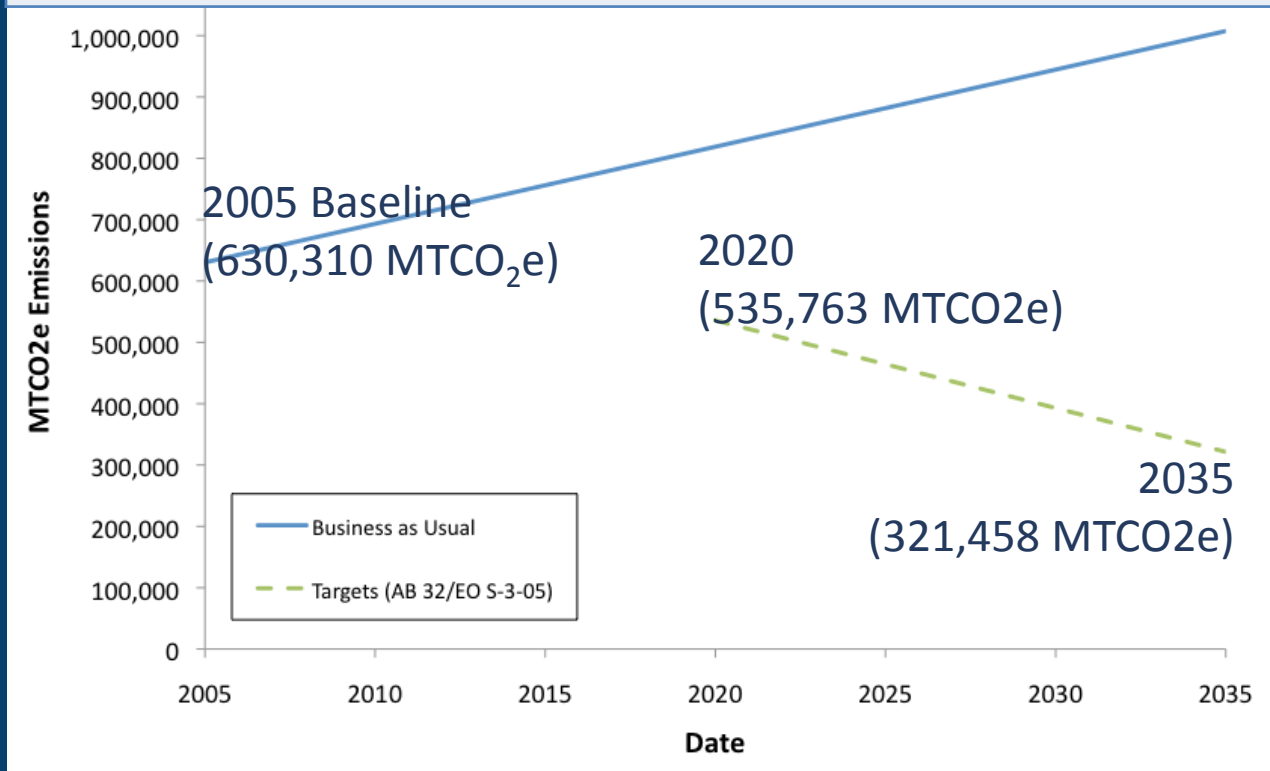
Draft Climate Action Plan

Business as Usual Forecast



Draft Climate Action Plan

Emissions Targets

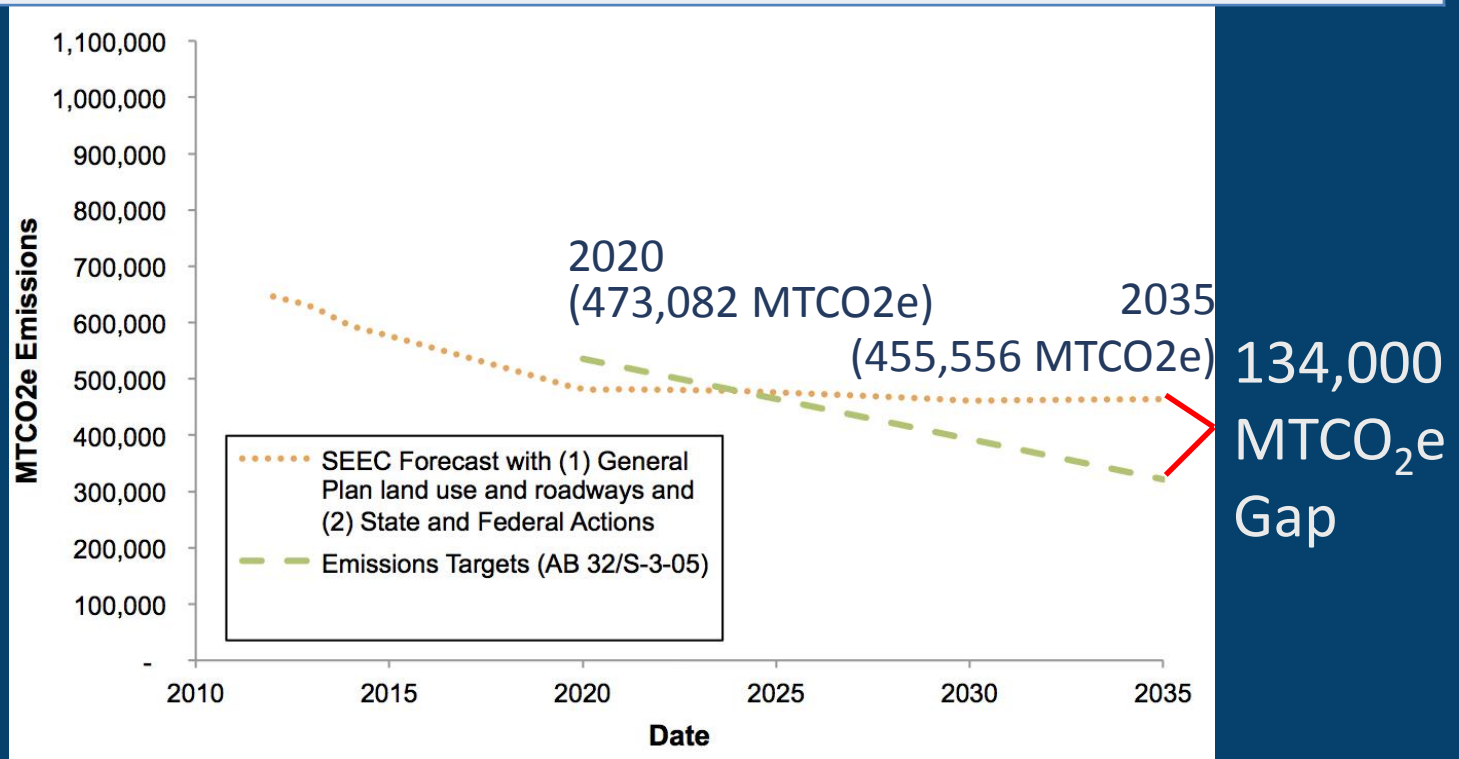


Draft Climate Action Plan

- Emissions forecasting
 - Statewide Energy Efficiency Collaborative (SEEC) model
 - Incorporates federal, state and General Plan actions

Draft Climate Action Plan

Forecast with Federal, State & General Plan Actions



Draft Climate Action Plan

- Climate Action Plan GHG reduction measures
 - Intended to close GHG emissions “gap” by 2035
 - Addressed through residential, commercial and transportation sectors

Draft Climate Action Plan

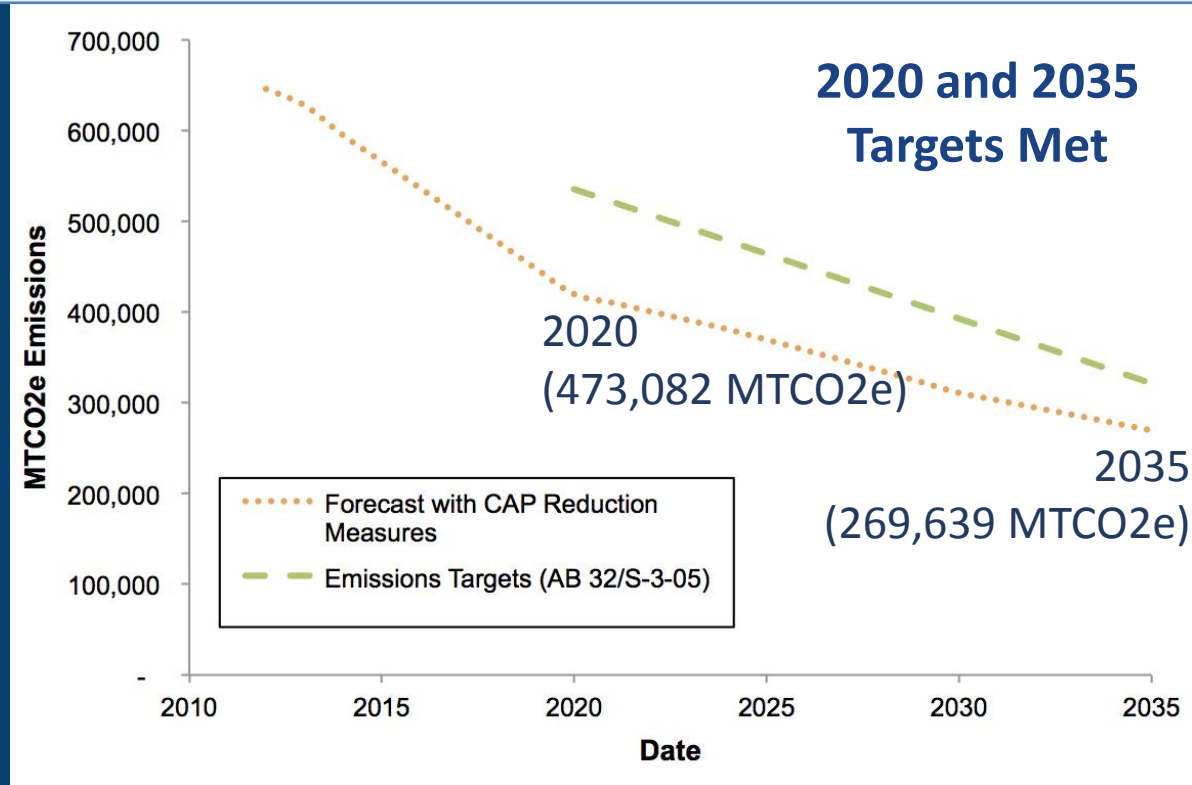
- Examples of GHG reduction measures
 - Photovoltaic systems
 - Energy efficiency retrofits
 - Energy efficient lighting

Draft Climate Action Plan

- Examples of GHG reduction measures
 - Transportation demand management
 - Increase in zero and low emission vehicles
 - Reduce GHG from water utilities

Draft Climate Action Plan

Forecast with Climate Action Plan GHG Reductions



Climate Action Plan

- Implementation
 - Residential & commercial energy conservation ordinances
 - Transportation demand management ordinance

Draft Climate Action Plan

Implementation



Environmental Impact Report



Environmental Impact Report

- Per California Environmental Quality Act
- Evaluated the environmental impacts associated with development allowed by the proposed General Plan
- Program level analysis

Environmental Impact Report

- Community input
 - 60 day review of Draft EIR
 - 45 day review of recirculated Draft EIR
 - Over 300 comment letters
 - Over 1,700 individual comments

Environmental Impact Report

- Significant & unavoidable impacts
 - Air quality
 - Transportation
- Findings of fact and statement of overriding considerations
- Mitigation monitoring

Environmental Impact Report

- Final EIR
 - Chapter 2: comment letters and written responses to each comment
 - Chapter 3: revisions to Draft EIR and recirculated Draft EIR
 - Chapter 4: revisions to Draft General Plan
 - Chapter 5: revisions to Draft Climate Action Plan

Summary

Summary of Staff Recommendation

- Certification of the EIR
- Draft General Plan as revised
- Draft Climate Action Plan as revised

Summary of Staff Recommendation

- Amendment to the circulation performance standard
- Allocation from the Excess Dwelling Unit Bank
- Zoning Ordinance amendment
- Amendment to the zoning map and Local Coastal Program land use and zone maps

Next Steps

- Today: receive public comment on the project
- After public comment
 - Staff response to comments
 - City Council will adjourn
 - Planning Commission will continue to a date certain

End of Staff Report



Public Comment

Staff Response

General Plan Update and Climate Action Plan

City Council and Planning Commission

Joint Public Hearing

July 18, 2015

